

Brewery Opportunity

Hopewell, Virginia



Brewery Opportunity Guide

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Welcome to our Waterfront

Whether you're an established brewer looking to expand, an entrepreneur seeking your next investment, or a passionate brewer with a thirst for growth, our diverse community of craft beer enthusiasts is ready to welcome and support your establishment.

The Hopewell Downtown Partnership (HDP), W. E. Bowman Construction, and the City of Hopewell are pleased to market a dynamic brewery location opportunity to you. Come see for yourself - Hopewell is a hidden gem

Let's Make It Happen



Heather Lyne

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Hopewell is known as a blue collar city with a 'small-town' feel and one of the best untapped Mid-Atlantic brewery locations in the market!

Located at the center of the East Coast, Hopewell is flanked by two historic rivers, lies less than 30 minutes south of the city of Richmond, Virginia's state capital, and has nearby access to three major interstates. Your brewery site is located in the heart of our community in the Historic Downtown District which is mere blocks from the entry corridor to the City and fronts Route 10, Hopewell's primary interior thoroughfare.

Whether you're an established brewer looking to expand, an entrepreneur seeking your next investment, or a passionate brewer with a thirst for growth, our diverse community of craft beer enthusiasts is ready to welcome and support your establishment.

The City Manager, HDP, and the property owner look forward to sitting down with you to discuss your future in Downtown Hopewell - *where friends and rivers meet.*

Beer Enthusiasts

Aside from our prime location, Hopewell hosted the Wonder City Craft Beer Festival for several consecutive years prior to COVID.

Reinstating the Wonder City Craft Beer Festival, one of the largest craft brew festivals in the region, presents yet another opportunity for an anchor brewery.

The festival used to take place every spring, attracting thousands of people and numerous breweries annually from Virginia, Maryland, Delaware, West Virginia and Washington, D.C.



Incentives

EZ & OZ

Downtown Hopewell is a designated Opportunity Zone and Enterprise Zone which means that there are multi-tiered tax Incentives and numerous incentives for business investment and job creation.

Low Overhead

One of the lowest tax rates and operating costs in Virginia.

Favorable discharge rates

Pro-business community

Facade Grant and Legacy Grant programs for business owners

Financing and operational funding support is available.

Development incentives, tax exemptions, credits and abatement incentives.

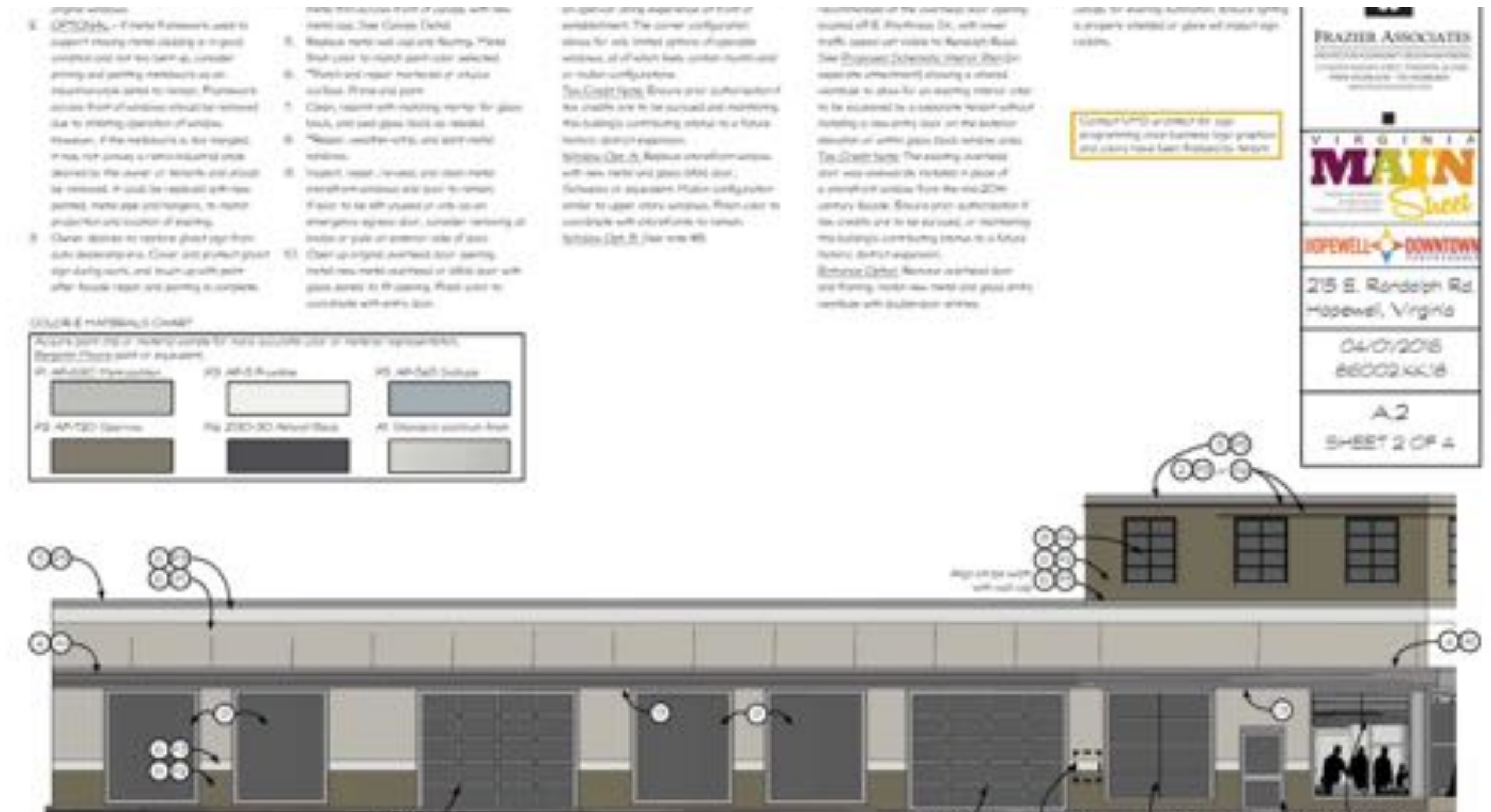
Free Facade Renderings & Assistance

Through Hopewell's designation as a Virginia Main Street community, HDP is able to offer free architectural sketches, renderings, and reports for façade improvements to Downtown Hopewell property owners by Frazier & Associates.

The City and EDA also offer a Facade Program and Legacy Program to support business owners and property owners with improvements.

Signage must be approved by the Downtown Design Review Committee (DDRC).

No awnings per the Department of Historic Resources as there is no evidence of awnings prior to 1930s.



Broyhill Ford Building



207 - 211 E POYTHRESS ST

Originally **built in 1948**, this former **Broyhill Ford dealership** is undergoing extensive renovations in Hopewell's central business district.

Flexibility for single or multiple tenants up to 30,000 SF+. The **front showroom space ~7621 SF** is wide open space (only 3 columns) ~12'+ ceiling height.

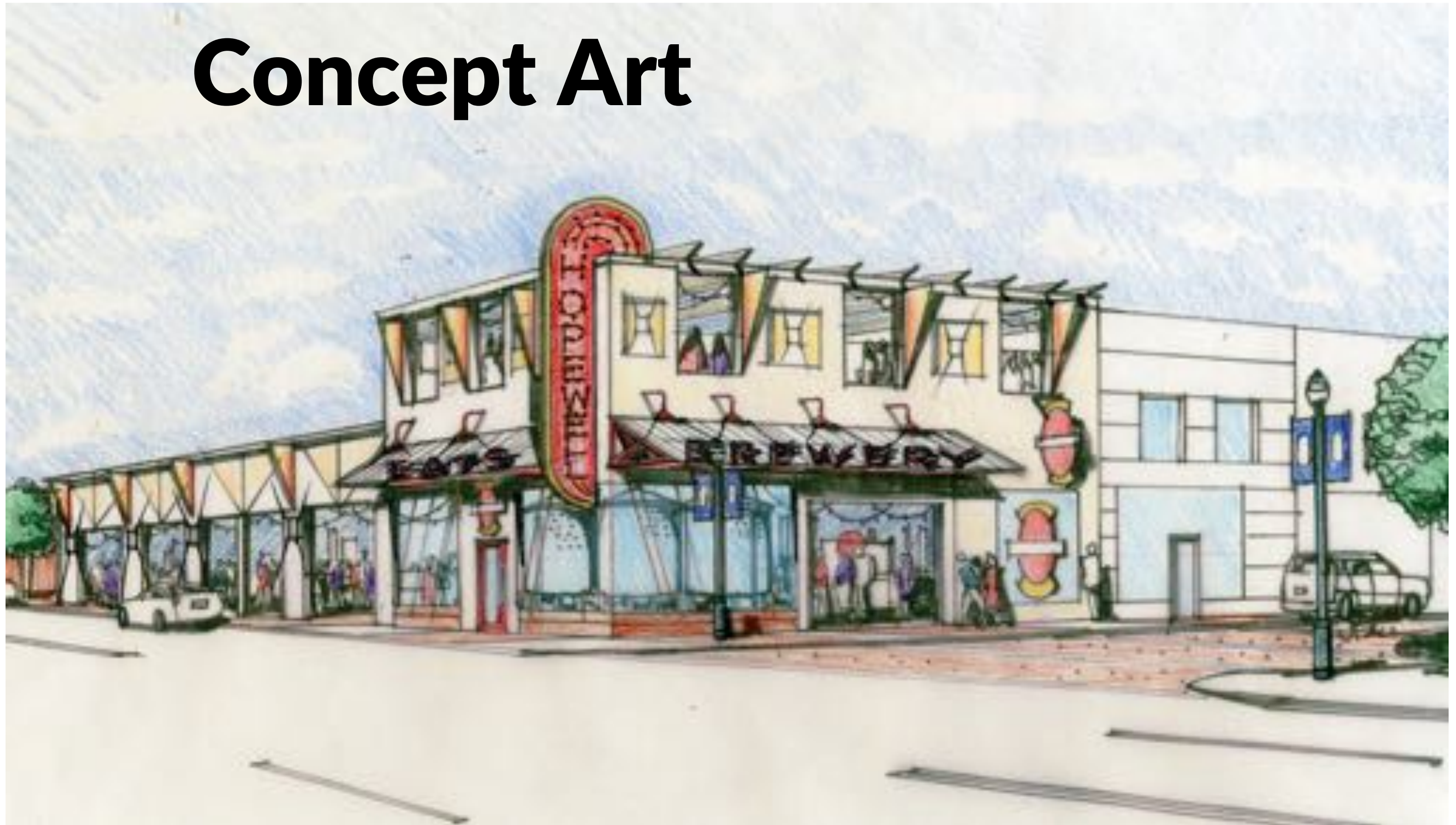
Incredible visibility to Route 10 thoroughfare with large oversized showroom to see in and out.

Zoned B-1 Commercial.

Adjacent **parking** lot across from E Poythress St. with **90+ parking spaces**

Concept Art

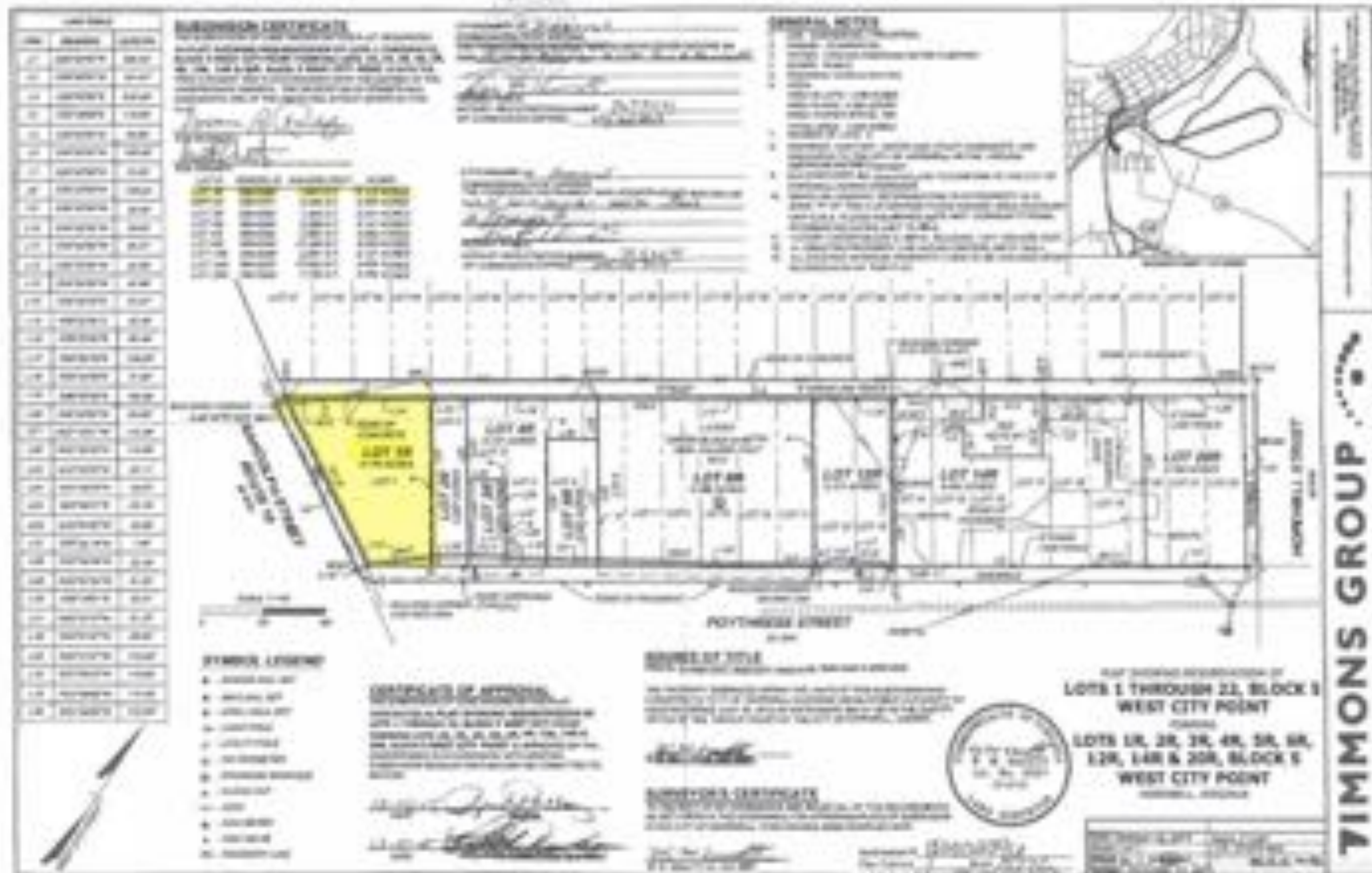
ROUTE 10



E POYTHRESS ST

Concept Art





Timmons survey shows lot 1R as front showroom space with more adjoining spaces availability up to another 30,000 SF+

Utilities & Transport

UTILITIES & INFRASTRUCTURE:

- **Electric:** Dominion Energy
- **Natural Gas:** Columbia Gas of Virginia
- **Telecommunications:** Verizon Virginia
- **Water:** Virginia American Water Company
- **Wastewater Treatment:** Hopewell Water Renewal Facility
- **Solid Waste Disposal:** Private Waste Haulers and Landfills

TRANSPORTATION:

- The Port of Richmond, a 15-minute drive from Hopewell, is Central Virginia's domestic and international multi-modal freight and distribution gateway on the James River serving waterborne, rail and truck shippers throughout the Mid-Atlantic states.
- The region is supported by more than 100 major freight companies and brokers.
- This central Mid-Atlantic location enjoys being within a one-day "truck haul" of 50% of the U.S. Population.

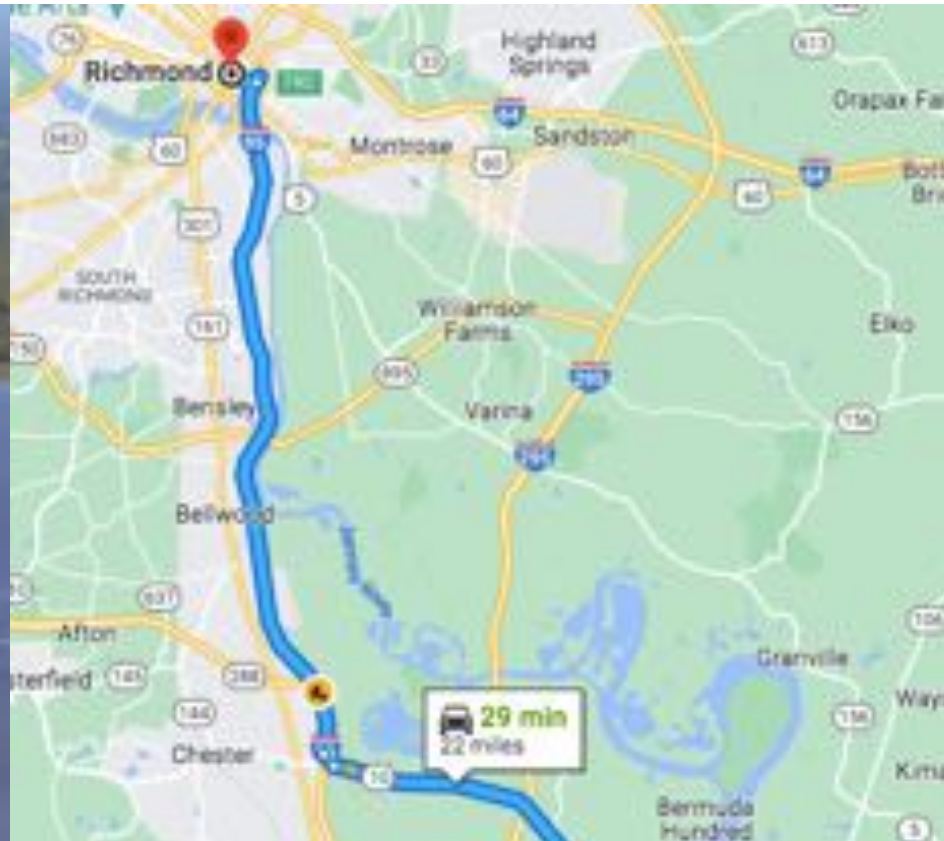
AIRPORTS:

- Richmond International Airport (RIC) is a 22-minute drive from Downtown Hopewell and the brewery location. More than 3.3 million passengers and about 115 million pounds of cargo are handled at RIC annually. Eight air carriers service RIC with non-stop flights to nearly 20 destinations and connecting flights to destinations worldwide.

Location, Location, Location



Hopewell is near the nexus of where three major roadways, 1-29, 1-64, and 1-95, and two historic rivers, the James and Appomattox, all converge.



The City of Richmond, the Capital of Virginia, is a quick 30 minute drive to to the North and accessible by 1-295 or 1-95 or Historic Route 5. "RVA" is full of brewery fans



One block away, the Historic Beacon Theatre attracts 80 nationally recognized performances and 36,000 visitors annually.



The brewery site is located in the center of the commercial district where many events and street festivals take place.

Supporting Populations

- The Hopewell community has a population of 23,033 people. 74% Is age 18+.*
- Chesterfield County, bordering Hopewell to the northwest, is 335,687 people strong and the state's fourth-most-populous Jurisdiction (source: Washington Post).
- Prince George County borders Hopewell to the south, with a population of 43,010. (2020)
- Colonial Heights lies to the southwest with a population of 18,170 (2020 Census).
- Fort Lee Military Base and Family Community borders Hopewell to the west and has a total supported population of 92,618.
- Over 1,000,000 people with a median household income of \$49,000 live within 30 minutes of the site.
- Hopewell enjoys being part of the Greater Richmond MSA comprised of 1.2 million people

Contact Us:

- The Hopewell Downtown Partnership (HDP) will provide tours of the site and tours of Downtown and the Waterfront.
- The property owner is willing to build-to-suit and negotiate mutually beneficial long-term lease rates.
- The City can offer favorable flow rates for breweries through the City-owned wastewater treatment facility.



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An aerial photograph of a city street scene, featuring various buildings, parking lots, and trees. A large teal rectangular overlay is positioned in the center, containing the text "Hopewell is ready for you!" in a white, bold, italicized sans-serif font. The background image is slightly desaturated and has a pattern of small yellow dots in the upper right corner.

***Hopewell is
ready for you!***